



LEGIONELLA POLICY

Date of Policy Approval	26 November 2019
Date of Review	November 2022

1. INTRODUCTION

The Association has a duty of care as a Landlord and Employer to ensure that our tenants/residents, visitors and staff are protected from the risk of contracting Legionnaires disease from water supplies for which we are responsible.

The Policy sets out how the Association will manage Legionella in order to reduce the risk of exposure to tenants/residents and staff.

2. WHAT IS LEGIONAIRES DISEASE?

Legionnaires disease is a potentially fatal form of pneumonia, which can affect anyone, but those most at risk include those suffering from chronic respiratory or kidney disease, people whose immune system is impaired and those suffering from long term illness.

It is caused by the inhalation of small droplets of water from contaminated sources containing legionella bacteria.

Not everyone exposed to legionella bacteria becomes ill. Legionnaires disease is not contagious and cannot be contracted from drinking water.

3. WHERE IS LEGIONELLA FOUND?

All hot and cold water systems in residential properties can provide an environment where legionella can grow. The main areas of risk are where the bacteria can multiply and increase to dangerous levels and spread. Conditions perfect for bacterial growth are where water between 20C and 45C stagnates and where there is sludge, rust and scale present for the bacteria to feed and multiply.

The risks from hot and cold water systems in most residential settings are generally considered to be low owing to regular water usage and turnover, where daily water usage is inevitable and sufficient to turn over the entire system.

4. RISK ASESMENT

The majority of our properties benefit from energy efficient combination boilers where hot and cold water is drawn directly from the mains supply. Daily water usage is sufficient to turn over the entire system and minimise the risk of legionella bacteria forming and multiplying.

We have cold water storage tanks in the loft spaces in tenement properties at 37 – 45 Lochgoin Avenue which have tight fitting lids to minimise the risk of water becoming contaminated. We also carry out annual testing of water samples from the tanks to check for legionella. This is also carried in our office and our 2 supported accommodation units.

When adaptation works are carried out in any properties, we install instantaneous electric showers which pose less of a risk as they are cold water fed and heat only small volumes of water during operation.

Our plumbing contractor ensures that showers and taps in void properties are flushed out for 10 minutes prior to being re-let. Toilet(s) are also flushed with the lid down.

Details of simple precautions that residents can take to minimise the risk of legionella is available on our website.

It is important to stress that we have never had any incidences of legionella since we became a RSL in January 1992 but we cannot afford to become complacent.

We are required by law to report any incidences of legionella to the Health and Safety Executive in accordance with the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995 (RIDDOR).

5. POLICY REVIEW

This policy will be reviewed every 3 years unless amendment is required by a change in legislation.